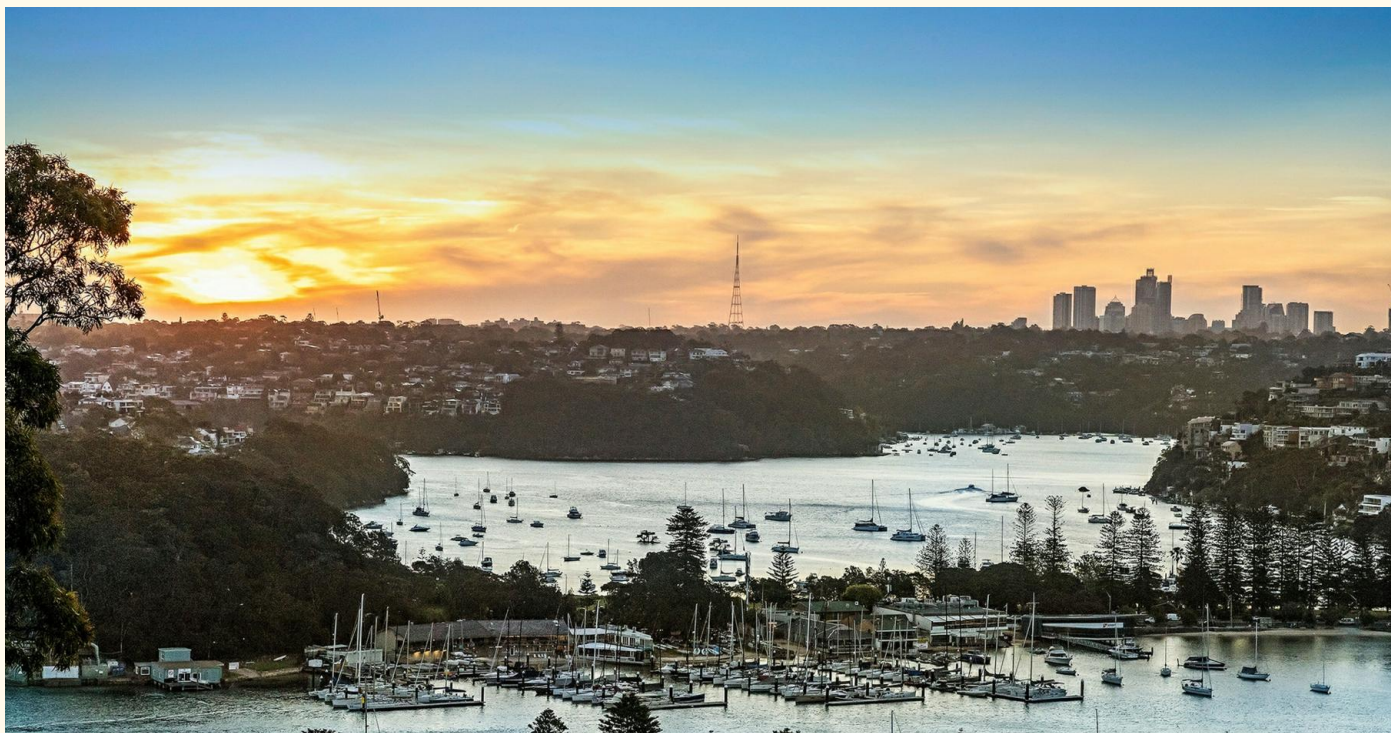




22 Beatrice Street, Clontarf

Substantial Home, Spectacular Views, Expansive Grounds

Capturing uninterrupted breathtaking 180-degree views across Middle Harbour, The Spit Bridge and the City to Chatswood skyline, this substantial three-storey residence occupies an impressive 973.8sqm parcel in a sought-after setting above Clontarf Beach & Marina.

Combining generous proportions, an exceptional outlook and expansive grounds, the property presents as an exciting opportunity as is or to create a remarkable family home in a highly desirable harbourside location.

The residence features four substantial double bedrooms and a spacious layout across three levels, providing an excellent foundation for a contemporary makeover. The house is very well presented and immaculate throughout and provides an opportunity for renovation and modernisation. The home invites a considered transformation, with the opportunity to reimagine the interiors and create a residence tailored to modern family living while making the most of its extraordinary outlook.

Outside, a view swept terrace with a sun-drenched swimming pool with spa and an expansive backyard provide an ideal setting for family

4 3 3

FOR SALE

Guide \$5,600,000

VIEW

Wed 14th Oct @ 11:30AM - 12:00PM

AGENTS

Glen Wirth
0411 249 955
glen@ljhseaforth.com.au

Tim Wirth
0421 997 845
tim@ljhseaforth.com.au

AGENCY

LJ Hooker Seaforth
(02) 9948 7080

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



life and entertaining, with ample room to enhance the gardens and outdoor living areas to suit your vision.

- 973.8sqm parcel in a sought-after Clontarf setting
- Spectacular 180-degree views across Middle Harbour and the city skyline
- Four substantial bedrooms
- Three bathrooms plus an additional toilet
- Swimming pool and expansive backyard
- Additional rumpus room with potential sauna
- Substantial three-storey residence ideal for a contemporary makeover

Conveniently positioned close to the area's harbourside and village amenities:

- " Clontarf Beach, Reserve & Marina —approx. 550m
- " Balgowlah Heights Village & Bus —approx. 650m
- " Balgowlah Village Shopping Centre —approx. 2km
- " Manly Wharf —approx. 3.9km
- " Manly Beach —approx. 4.8km
- " Sydney CBD —approx. 12.2km

A rare opportunity to secure a substantial property with breathtaking harbour and city views, generous accommodation and an enviable Clontarf address.

MORE DETAILS

Property ID	19NBF78
Property Type	House
Land Area	973.8 m2
Including	Ensuite
	Toilets (1)
	Intercom
	Built-in-Robes
	Car Parking - Surface
	Carpeted
	City Views
	Close to Shops
	Close to Transport
	Pool
	Spa

Glen Wirth 0411 249 955

Principal | glen@ljhseaforth.com.au

Tim Wirth 0421 997 845

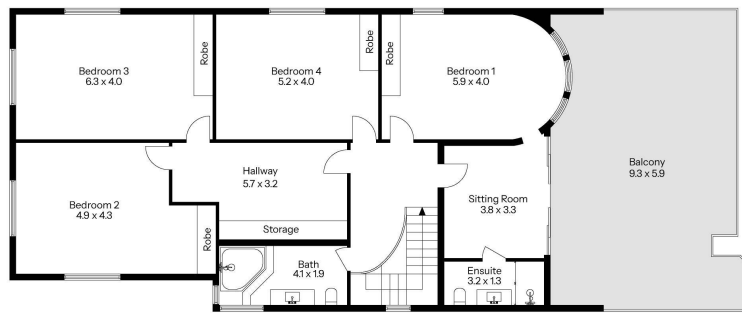
Principal | tim@ljhseaforth.com.au

LJ Hooker Seaforth (02) 9948 7080

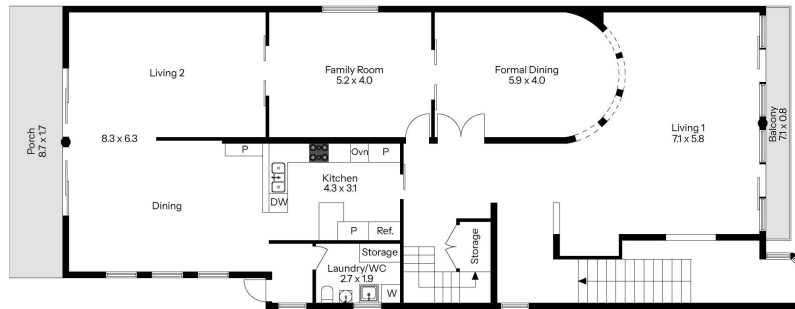
553 Sydney Road, SEAFORTH NSW 2092

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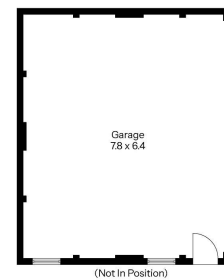




Level 2



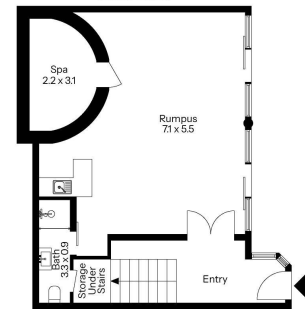
Level 1



(Not In Position)



(Not In Position)



Ground Level

APPROXIMATE AREAS	
Internal Area	399 sqm
External Area	77 sqm
Land Area	973.8 sqm

LJ Hooker
Seaforth

Produced by DIAKRIT

22 Beatrice Street, Clontarf

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.